

***DISTRICT BOUNDARIES; ZONING MAP***

**§ 153.020 ZONING MAPS.**

The boundaries of zoning districts are established through the adoption of this chapter on a series of map sheets entitled "Official Zoning Map, Town of Matthews, N.C. ("Zoning Maps")." These maps, together with all amendments which may have been adopted by the Town Commissioners are considered to be just as much a part of this chapter as if they were fully described in the chapter.  
(‘72 Code, § 24-1005) (Ord. 477, passed 2-8-88)

**§ 153.021 INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists with respect to the boundaries of the various districts shown on the maps cited in § 153.020, the following rules will be used to interpret the maps.

(A) In cases where a boundary line is located within a street or alley right-of-way, railroad or utility line right-of-way or easement, canal, navigable or nonnavigable stream, it will be considered to be in the center of the street or alley right-of-way, railroad or utility right-of-way or easement, canal, or stream. If the actual location of such right-of-way, easement, canal, or stream varies slightly from the location as shown on the map, then the actual location will control.

(B) In cases where a boundary line is shown as being located a specific distance from a street line or other physical feature, this distance will control.

(C) Where a district boundary is shown to coincide approximately with a property line or city limit line, the property line or city limit line will be considered to be the district boundary, unless otherwise indicated.

(D) In cases where a district boundary does not coincide or approximately coincide with any street or alley, railroad, stream or canal, or property line and no dimensions are shown, the location of the boundary will be determined by the use of the scale appearing on the map.  
(‘72 Code, § 24-1006) (Ord. 477, passed 2-8-88)

**§ 153.022 LOTS DIVIDED BY ZONING DISTRICT BOUNDARIES.**

In the event that a district boundary line on the zoning map divides a lot held in one ownership on the date of passage of this chapter, each part of the lot may only be used in conformity with the regulations established by this chapter for the district in which each part is located.

(‘72 Code, § 24-1014) (Ord. 477, passed 2-8-88)